



**SHREWSBURY CONSERVATION COMMISSION  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: April 15, 2003 - 7:00 P.M.

Location: Conference Room B – Old Selectmen’s Hearing Room - Municipal Office Building

**Present:** John J. Ostrosky, Chairman  
Robert P. Jacques, Vice-Chairman  
Dorbert A. Thomas, Clerk  
Patricia M. Banks  
Kenneth F. Polito

**Also Present:** Brad Stone, Agent

**Absent:** John D. Perreault, Town Engineer

Mr. Ostrosky opened the meeting at 7:00 P.M.

**1. Review and Approve Minutes**

The Conservation Commission approved the Minutes as submitted, as follows:

February 18<sup>th</sup> – voted by Mr. Ostrosky, Mr. Jacques, and Mr. Polito

March 18<sup>th</sup> – voted by Mr. Ostrosky, Mrs. Thomas, and Mr. Polito

**2. Signed bills.**

**3. Meetings and Hearings – 7:05 P.M.**

**285-1204 Continued – Public Hearing regarding the Notice of Intent filed by Greenleaf Farms Development Corp. for the construction of a subdivision roadway at 86 Elm Street**

Attending the hearing were June Tomaiolo and Matt Tomaiolo – the developers; and John Grenier – the engineer from J.M. Grenier Associates.

Mr. Grenier reviewed the area and the project. He said they are at the Planning Board now.

Mr. Grenier said the drainage plan meets requirements, and said they do not meet the threshold for Stormwater, but they have installed many of the things the Commission likes to see for Stormwater Management. Mr. Grenier said they did reflagging.

Mr. Jacques commented that he was not convinced that the road could be built. He asked Mr. Stone if he was satisfied with the flagging. Mr. Stone said there needs to be some adjustments. Mr. Jacques asked where the erosion control is on the plans.

Mr. Stone commented that it looks like the detention pond will remain standing water and is the recommendation that it not be standing water because of neighbors' and homeowners' concerns.

Mr. Ostrosky continued the hearing to May 13, 2003, and they will schedule a site walk.

**285-\*\*\*\* Public Hearing regarding the Notice of Intent filed by Tip Pond Corporation for the construction of a single family house at Lot 1 Silver Gate Farm**

Attending the hearing were June Tomaiolo and Matt Tomaiolo – the developers; and John Grenier – the engineer from J.M. Grenier Associates. Mr. Grenier said they tried to keep the house as far to the south as possible. He said they propose a two foot boulder wall to separate the resource area. He said the closest point is 15 feet to resource area, with 10 feet passable area on the property, and they are trying to keep as much existing vegetation as possible.

Mrs. Banks said she would like to see the boulder wall brought all the way down through property. She also asked if a ladder could be put up to paint the house.

Mr. Grenier said he tried to keep reasonable height on property because of the groundwater.

Mr. Jacques said he felt they need to adjust the house size and location to pull it further away from resource area.

Mr. Ostrosky continued the hearing to May 13, 2003, and the Commission will plan a site walk.

**285-\*\*\*\* Public Hearing regarding the Notice of Intent filed by Tip Pond Corporation for the construction of a single family house at Lot 2 Silver Gate Farm**

Attending the hearing were June Tomaiolo and Matt Tomaiolo – the developers; and John Grenier – the engineer from J.M. Grenier Associates.

The Commission voiced the same basic concerns as in the above hearing for Lot 1.

Mr. Ostrosky continued the hearing to May 13, 2003, and the Commission will plan a site walk.

**285-\*\*\*\* Public Hearing regarding the Notice of Intent filed by Tip Pond Corporation for the construction of a single family house at Lot 4 Silver Gate Farm**

Attending the hearing were June Tomaiolo and Matt Tomaiolo – the developers; and John Grenier – the engineer from J.M. Grenier Associates.

The Commission voiced the same basic concerns as in the above hearing for Lot 1.

Mr. Ostrosky continued the hearing to May 13, 2003, and they will plan a site walk.

**285-1203 Continued – Public Hearing regarding the Notice of Intent filed by SSR Apartment Value Fund II for the construction of a 108 unit residential development and clubhouse at Yorkshire Terrace**

Attending the hearing were Attorney Jack Collins – representing the principals of Ashford Crossing; Ed Boiteau – the engineer from Rizzo Associates, Tom Sokoloski – the wetlands specialist from Rizzo Associates, and Patrick Freydburg.

Attorney Collins said they have made some site redesigning and made changes regarding crossing the wetland area; downsizing the buildings, etc. He said they will be going to the Planning Board and the Zoning Board of Appeals.

Mr. Boiteau said they are trying to pull back the buildings and roads and will have temporary and permanent impacts to the wetlands. He said they eliminated the wetland crossing, and said they want to keep the pedestrian walkway, but they want to relocate it to a more central location.

Mr. Boiteau said they are proposing a 22-24 foot roadway, and they can accomplish this with no impact to the wetland. He also stated that basin #1 could be smaller. He said they can reconfigure the parking and therefore can move a building forward, and can also rotate another building to pull it away from the wetland. He said they have also worked with an architect to redesign the units. He stated that the net result is that the buildings are 15 to 20 feet away from the wetland.

Mr. Sokoloski said they are proposing an access road at the southern portion of the property, which would also serve as a road to one of the buildings. He said the nearest point to the wetland is 15 feet. He said he talked to Joe Bellino of the D.E.P., and he felt that he would accept this plan.

Mrs. Thomas commented that the Conservation Commission guidelines now state a 30 foot minimum setback from the wetlands for project work. Mrs. Banks also expressed concerns for the 15-20 foot setback from the wetlands.

Mrs. Banks asked if there could be less buildings. Mr. Freydburg stated this is a very expensive site to develop and there are other configurations they might be able to do, but they would require bigger variances from the Zoning Board of Appeals.

Mr. Jacques commented that this was a plan improvement. He said he would like to hear what the plans are to enhance the wetlands, as far as the plantings, etc.

Mr. Polito asked if the buildings could vary in size. Attorney Collins said they might be able to vary the size in the buildings, but this, again, would take a variance from the Zoning Board of Appeals.

Nancy Gilbert, 9 Old Laxfield Road, commented on the sightings of the spotted turtle in the area. She also commented that they have a wetland area in the middle of the complex and the fact that it is a wildlife habitat, and expressed concern of additional run-off from SSR might disturb South Meadows' habitat. Mr. Boiteau explained the drainage and Stormwater Management Plan, and regulation they need to follow. Mr. Sokoloski said he has contacted Natural Wildlife and they have no record as this being a rare species area.

Mr. Ostrosky continued the hearing to May 13, 2003, and a site walk will be coordinated before this meeting.

**285-1207 Public Hearing regarding the Notice of Intent filed by Kris Vokes for the construction of a house addition at 33 Bay View Drive**

Kris Vokes and Bob Murphy, the engineer, attended the hearing.

Mr. Murphy said they want to put an addition on to an existing house. He said he delineated the edge of the water in the bordering vegetated wetland, and said there is no hydric soil. He said the addition is in an area that currently has a deck, and said this is a walk-out basement and room on top with deck off of that.

Mr. Murphy said the deck is 30 feet away from the wetland area, and the foundation is another 12 feet.

Mr. Ostrosky officially closed the hearing.

**285-1205 Public Hearing regarding the Notice of Intent filed by Brian Fleming for the construction of two additions to the existing dwelling at 15 Huntington Road**

Brian Fleming attended the hearing. Mr. Fleming said he wants to put a garage and a 16 x 24 addition to his existing house. He said he will not be going any closer to water than the existing deck, and said he is 48 feet from the water.

Mr. Ostrosky officially closed the hearing.

**285-1051 Public Hearing regarding the request for an Amended Order of Conditions filed by Liberty Assembly of God for the construction of additional parking and landscaping at 495 Hartford Turnpike**

Brian Waterman – from Waterman Design, Inc., attended the hearing, representing Liberty Assembly of God. Mr. Waterman said this proposal is for additional parking and landscaping.

Mr. Waterman submitted photos to the Commission, showing existing conditions. He said the additional parking is needed because the church is growing rapidly and they need the space for traffic flow in between services.

Mr. Jacques commented that it was too bad the area needed to be disturbed for one day a week.

Mr. Polito asked about the plantings and Mr. Waterman explained the plans.

Mr. Ostrosky officially closed the hearing.

**285-\*\*\*\* Public Hearing regarding the Notice of Intent by Cutler Brown Realty Trust for the construction of a single family house lot at Lot A Argila Lane**

Attorney David Brown, and Chris Cutler – the developer, attended the hearing.

Attorney Brown said the closest point to the wetland line is the northeast corner of the house which is about 60 feet away. He said they will use erosion control along the entire back of the lot. Mr. Stone suggested moving the erosion control barrier closer.

Mr. Ostrosky officially closed the hearing.

**285-\*\*\*\* Public Hearing regarding the Notice of Intent filed by Summit Ridge Estates, Inc. for the construction of a 54-lot subdivision at Summit Ridge Estates, Gulf Street**

Kelly Doyle – the engineer from Coler and Colantonio, Dave Parmenter – the builder, attended the hearing.

Ms. Doyle said they filed an Environmental Plan Supplement. She said they have reviewed the comments from Mr. Stone and they are working to address these.

Ms. Doyle said this is a 63-acre site, with two access roads off Gulf Street. She said they submitted the drainage calculations. She said there will be no work in Riverfront or Flood area. She said there will be approximately 4,880 sq. ft. of buffer disturbance for the road crossing.

Mr. Parmenter reviewed the phasing schedule as discussed with the Planning Board. Mr. Jacques said from the Commission's position, they want a phasing plan that doesn't open up the whole area at once. He also commented that it looks like the Commission's guideline for staying 30 feet from the wetland area, has been met. Ms. Doyle said they are proposing six detention basins.

Ms. Doyle said there is 2,500 sq. ft. of temporary disturbance and this is very minor temporary disturbances. She said mitigation will talk plan into two replication areas totaling 7,500 sq. ft. She said there is approximately 23 acres to be donated to the town, which is basically the pond/wetland area.

Mr. Ostrosky continued the hearing to May 13, 2003, with the issue of phasing and the items in Mr. Stone's letter to be addressed.

**Presentation by EBT Environmental, Inc. and discussion regarding the pond at 10 Colonial Way**

EBT Environmental did not attend this meeting. No discussions were held.

**4. New Business**

**a. Discussed/Signed Draft Orders of Conditions and Requests for Determination of Applicability**

285-1204 86 Elm Street – Silver Gate Farm – continued  
285-\*\*\*\* Lot 1 Silver Gate Farm – continued  
285-\*\*\*\* Lot 2 Silver Gate Farm – continued  
285-\*\*\*\* Lot 4 Silver Gate Farm – continued  
285-1203 Yorkshire Terrace – continued  
285-1207 33 Bay View Drive – conditionally approved  
285-1205 15 Huntington Road – conditionally approved  
285-1051 495 Hartford Turnpike – conditionally approved  
285-\*\*\*\* Lot A Argila Lane – conditionally approved  
285-\*\*\*\* Summit Ridge Estates – continued

**5. Old Business**

**a. Discussed/Signed Certificates of Compliance**

285-285 Winchester Estates  
285-903 Tip Pond  
285-888 Old Stolpe II  
285-855 17 Lamplighter Drive  
285-771 23 Hemingway Street

**b. Discussed/Signed Extension Permits**

285-1005 47 Lear Street

**6. Correspondence**

**7. Miscellaneous**

- a.** Mr. Jacques commented about the conditions and status of the Wagner Motors site, stating that it looks like the site needs more stabilization, as there is a lot of open area and there has been no activity. Mr. Stone said this is a site that Engineering is covering in their inspections and he will discuss it with the Field Inspector.

The meeting adjourned at 10:00 P.M.

Respectfully Submitted,

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*Annette W. Rebovich*